173.0	0006	0009.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 880,500 / 880,500
					USE VALUE: 880,500 / 880,500
					ASSESSED: 880,500 / 880,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
41		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MALLETT WILLIAM J/TRUSTEE
Owner 2:	WILLIAM JULES MALLETT IRREV TR
Owner 3:	
Street 1:	41 WOLLASTON AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MALLETT WILLIAM J -
Owner 2:	-
Street 1:	41 WOLLASTON AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,750 Sq. Ft. of land mainly classified as Two Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and 2165 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8750.000	402,700		477,800	880,500
Total Card	0.201	402,700		477,800	880,500
Total Parcel	0.201	402,700		477,800	880,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 406.70 | /Parcel: 406.7

Legal Description

User Acct

115609

GIS Ref

GIS Ref

Insp Date

08/25/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 173.0-0006-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	402,700	0	8,750.	477,800	880,500	880,500	Year End Roll	12/18/2019
2019	104	FV	304,700	0	8,750.	477,800	782,500	782,500	Year End Roll	1/3/2019
2018	104	FV	304,500	0	8,750.	423,200	727,700	727,700	Year End Roll	12/20/2017
2017	104	FV	304,500	0	8,750.	354,900	659,400	659,400	Year End Roll	1/3/2017
2016	104	FV	304,500	0	8,750.	354,900	659,400	659,400	Year End	1/4/2016
2015	104	FV	289,300	0	8,750.	307,100	596,400	596,400	Year End Roll	12/11/2014
2014	104	FV	289,300	0	8,750.	296,900	586,200	586,200	Year End Roll	12/16/2013
2013	104	FV	289,300	0	8,750.	282,600	571,900	571,900		12/13/2012

!13482!

PRINT

Date	Time
12/11/20	03:25:49

LAST REV

Date	Time
10/02/18	14:28:57

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13482

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MALLETT WILLIAM	69720-175		8/3/2017	Convenience	1	No	No		
	11431-421		11/22/1967			No	No		N

USER DEFINED

Prior Id # 1:	115609
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/1999	328	Addition	5,000					13X22 ENCLOSED POR
9/3/1996	423	Manual	7,500					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
10/27/2008	Meas/Inspect	345	PATRIOT
2/15/2000	Inspected	276	PATRIOT
1/6/2000	Mailer Sent		
1/4/2000	Measured	263	PATRIOT
7/22/1993		GTO	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8750		Sq. Ft.	Site		0	70.	0.78	8									477,750						477,800	

Total AC/HA:	0.20087	Total SF/SM:	8750	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	477,750	Spl Credit		Total:	477,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13498843
Const Adj.:	0.99742496
Adj $ / SQ:	147.169
Other Features:	124260
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	494659
Depreciation:	92007
Depreciated Total:	402652

COMMENTS

PDAS.. HST=APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
1	3	1	
Totals			
2	9	3	

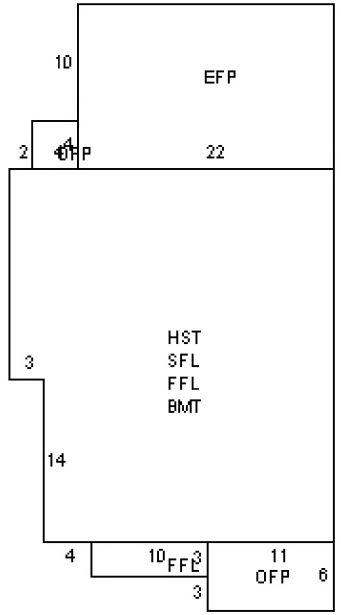
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	147.17
Special Features:	0	Val/Su Net:	118.13
Final Total:	402700	Val/Su SzAd	186.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	884	147.170	130,097
BMT	Basement	854	44.150	37,705
SFL	Second Floor	854	147.170	125,682
HST	Half Story	427	147.170	62,841
EFP	Enclos Porch	308	35.970	11,079
OFP	Open Porch	82	36.530	2,995

Net Sketched Area:	3,409			Total:	370,399
Size Ad	2165	Gross Are	3836	FinArea	2165

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

173.0-0006-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	